

**TO:** DEVELOPMENT REVIEW BOARD  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 119-DR-1998#2  
**REQUEST:** Approve wall site plan & elevations around retention basin in the Portales Del Sol subdivision  
**PROJECT NAME:** Portales Del Sol  
**LOCATION:** 7650 E Cholla Dr

**DEVELOPER/OWNER:** Portales Del Sol Hoa

**APPLICANT/COORDINATOR:** Planning & Development Consulting/Dave Wood  
8455 E San Candido  
Scottsdale, AZ 85258  
480-948-4582

At the previous Development Review Board dated December 4, 2003, there was a vote of 3 members for and 3 in opposition for the recommendation of approval of a solid block perimeter wall. On December 18, 2003 there was a motion to reconsider, approved, and referred to the next DRB hearing for a second vote.

A meeting was held to discuss wall options with the intent to solve the issue at the next Development Review Board hearing. In attendance were: Lou Jekel and Dave Wood representing the Portales Del Sol Homeowners Association, Jim Brouhard and Alan Kaufman representatives of the neighbors abutting the subdivision. Staff members in attendance were: Greg Williams, Jayna Shewak, and Kurt Jones.

The meeting concluded with these issues:

- Staff recommends a wall with the combination of open and solid sections using concrete block and wrought iron.
- The applicants would like to see a solid wall, but will talk to his clients regarding open fencing prior to the next DRB meeting.
- The members of the community want the retention area to remain open, will accept an open fencing, but will oppose any type of solid wall.

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Greg Williams  
Senior Project Coordination Planner  
480-312-7000

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Jayna Shewak  
Development Planning Manager

# **PORTALES DEL SOL**

## **76th Place and Cholla Road**

### **Retention Area Landscape Modification and Perimeter Wall Addition**

#### **NARRATIVE**

**PORTALES DEL SOL** is a Private guard gated community located at 76th Place and Cholla Road, Scottsdale AZ.

This community contains 10- approximately 35,000 square foot lots develop approximately four years ago.

There are currently 8 occupied Homes and two Homes under construction. These homes range in price from \$1.5 million to \$2.1 million

Because this community does not have a specific recreation area or any safe open space for children to play it is the desire of the home owners to add turf to the existing landscape in the bottom of the retention basin in order to provide a grassy park like area for their children to play.

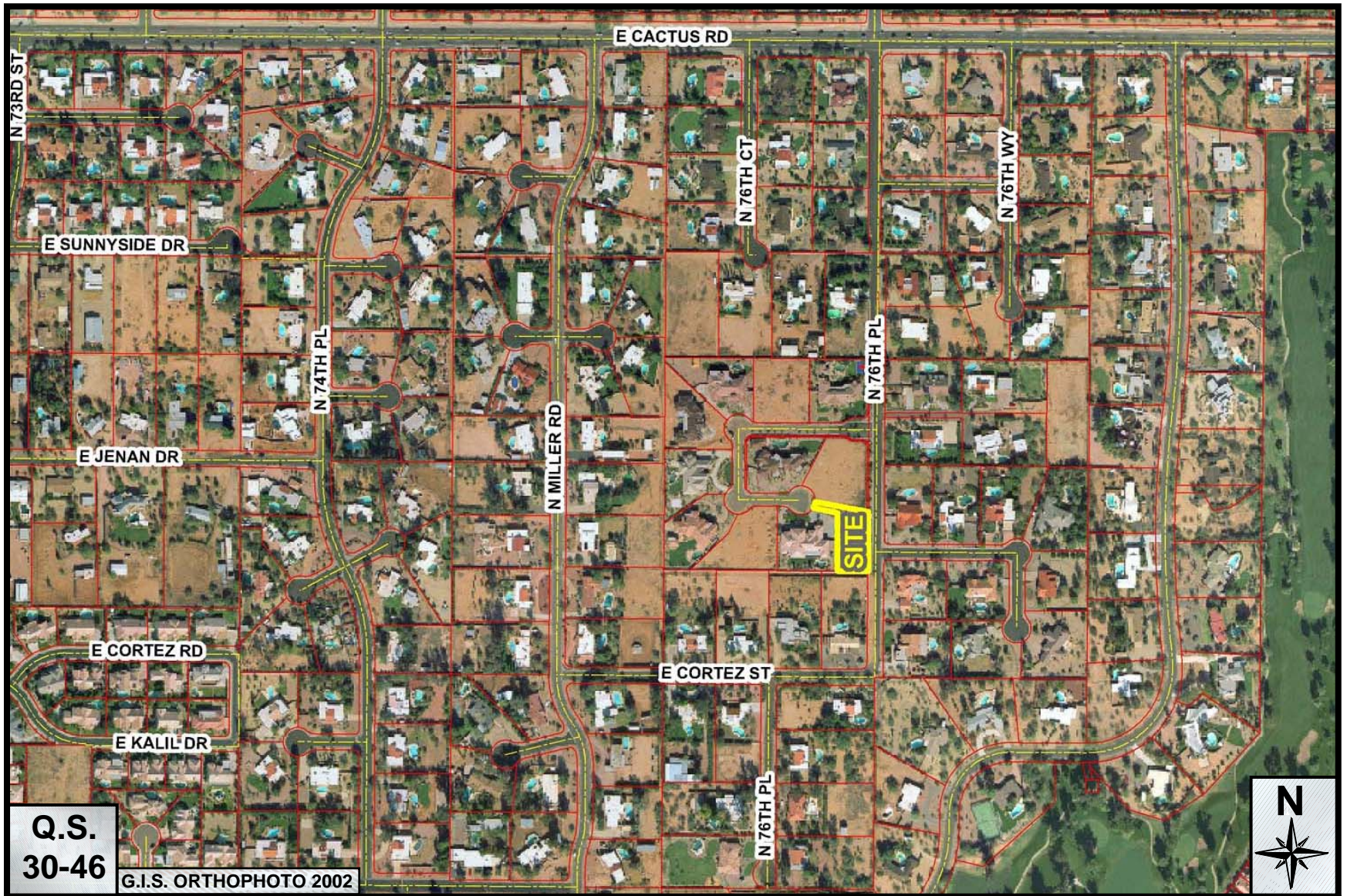
In their interest to provide a safe place for their children to play the homeowners wish to complete the wall around the now open two sides of their retention basin. This wall would protect the children from traffic on 76th Place.

A permit was issued by the City Scottsdale to complete this wall, however due to the complaints of several neighbors the permit and construction was suspended.

It was suggested that perhaps a wall of partly block to match the existing decorative perimeter walls and party wrought iron would provide the security for the homeowners children and continue too provide some openness for the neighbors who had voiced concerns.

It is, however, the homeowners desire to install a solid block wall to match their existing decorative wall to provide total security for their children as they play. They prefer that outside eyes be entirely screen from their children as they play. This solid wall would provide the degree of safety with which the homeowners would feel necessary to protect their children



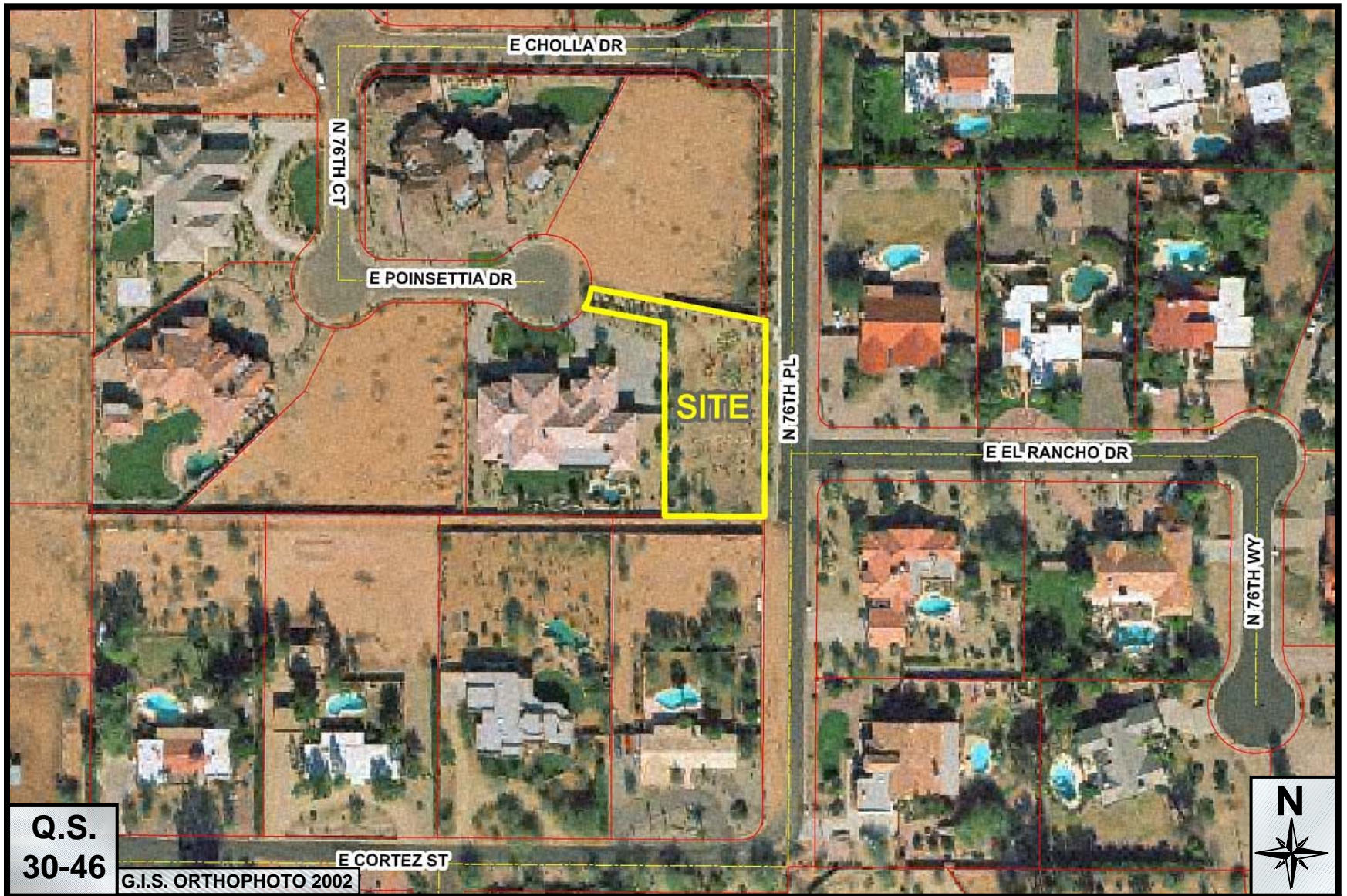


Portales Del Sol

119-DR-1998#2

ATTACHMENT #2

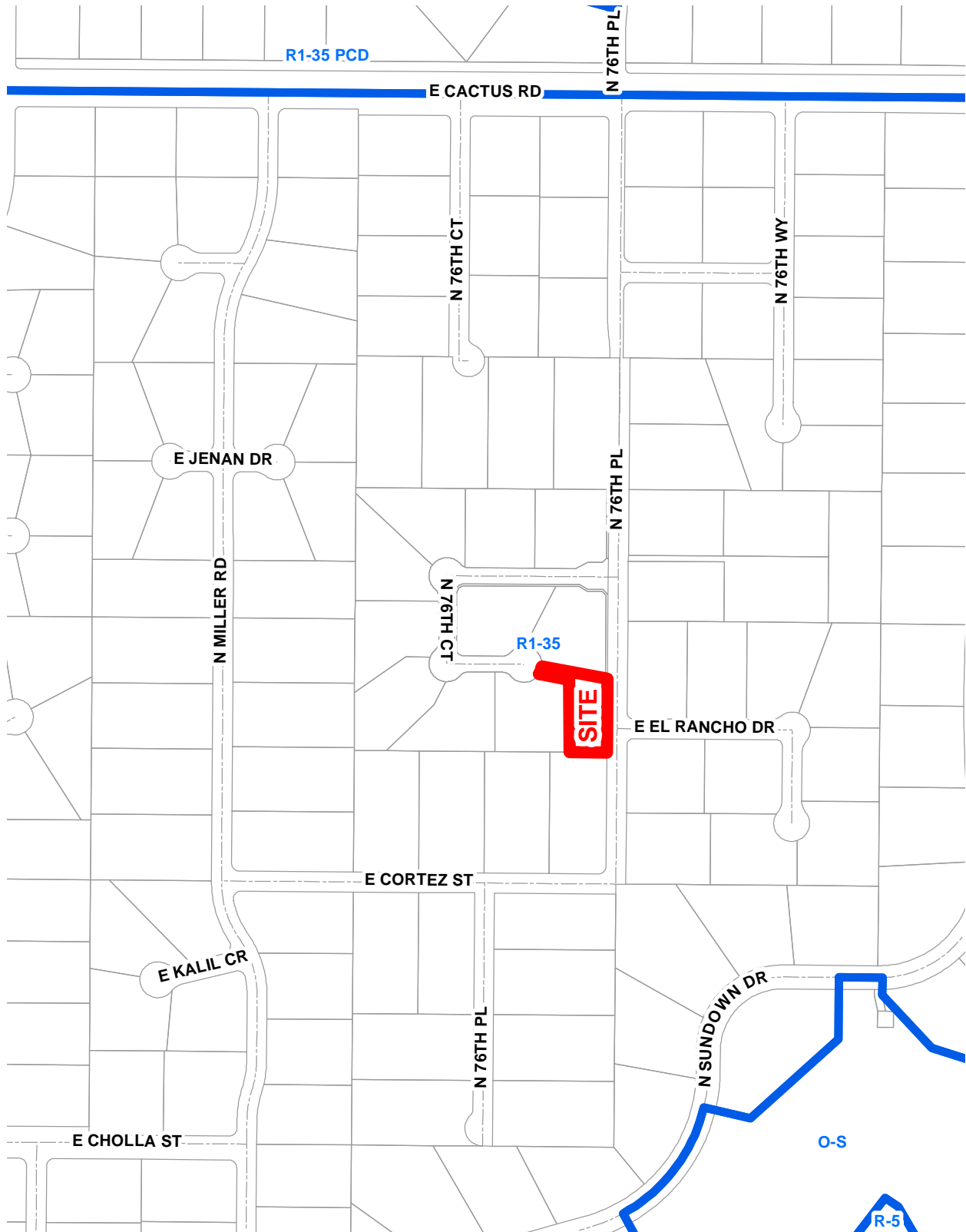




Portales Del Sol

119-DR-1998#2

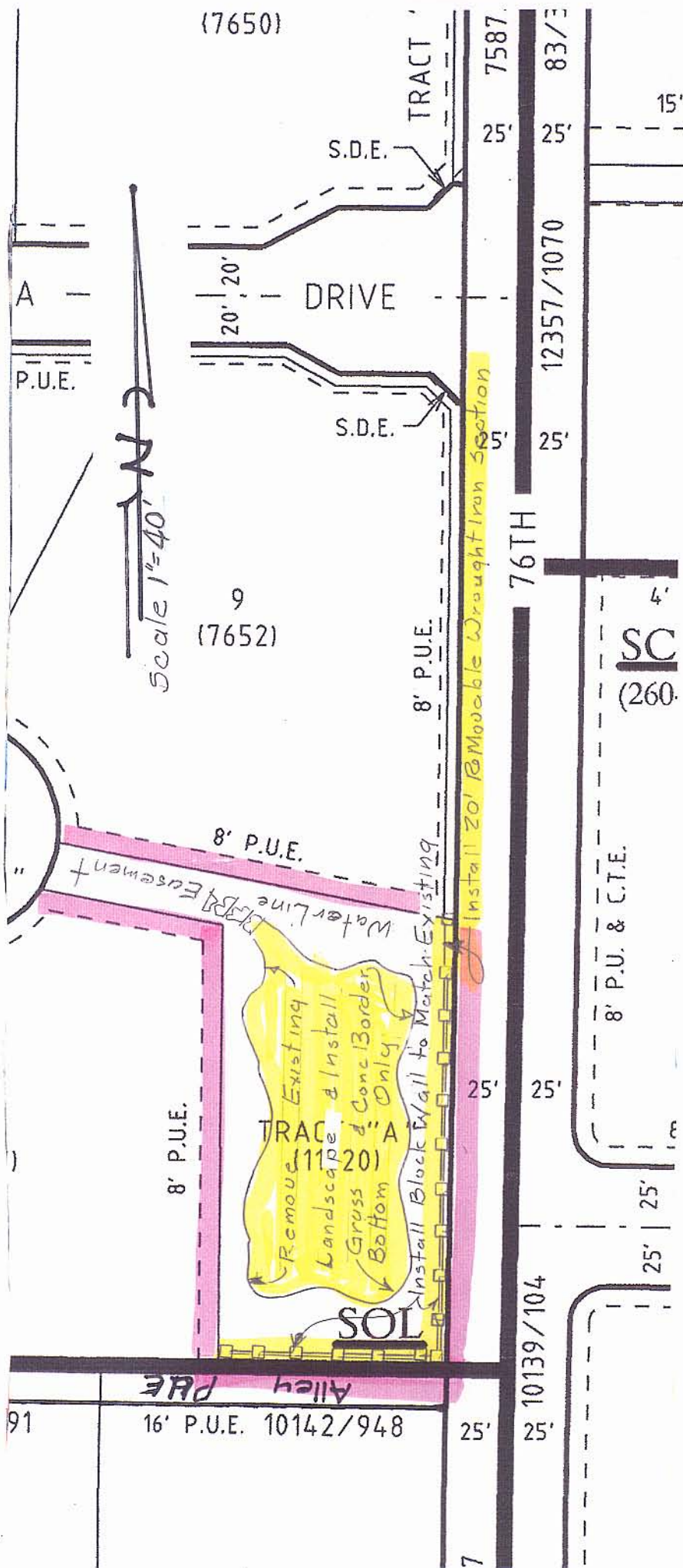
ATTACHMENT #2A



119-DR-1998#2  
ATTACHMENT #3



119-DR-1998 #2



ATTACHMENT #4



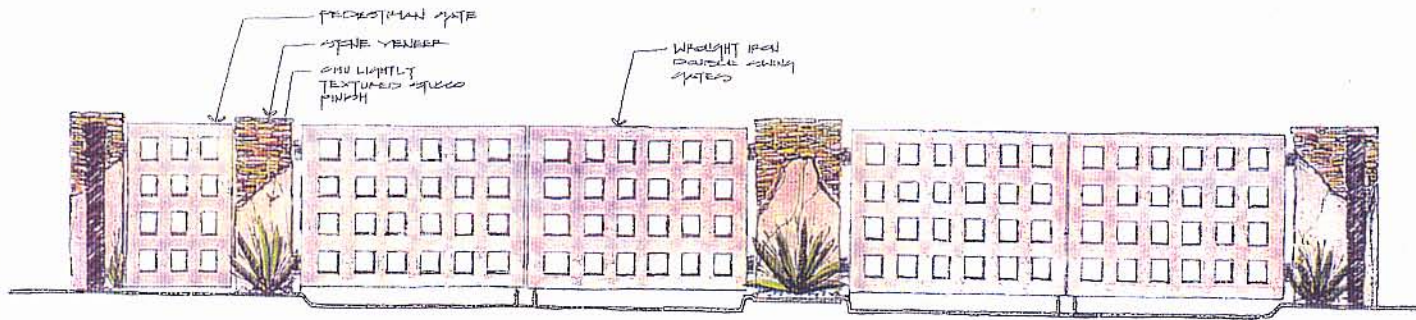
119-DE-1998#2



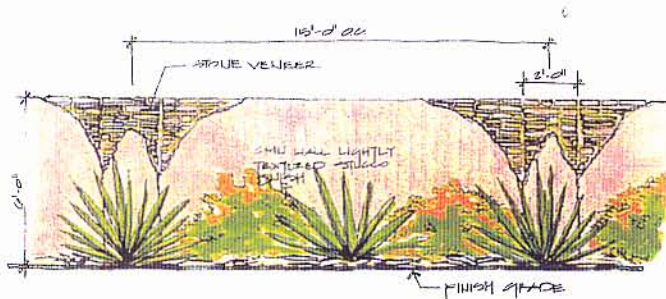
**Elevation of New Wall to Be Installed  
(To match existing walls)**



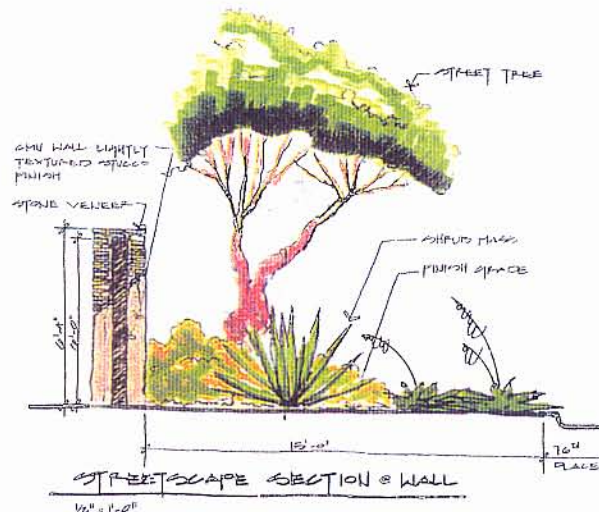
119-D2-1998 #2



ENTRY CONCEPT  
1/2" = 1'-0"



WALL CONCEPT  
1/2" = 1'-0"



CONCEPTUAL WALL  
ELEVATIONS/SECTIONS  
& STREET LANDSCAPE LIGHTING  
PORTALES DEL SOL

CORNOYER HEDRICK INC.

2425 EAST CAMELBACK ROAD • SUITE 400 • PHOENIX, ARIZONA 85016  
602-361-4040

**HID Compact Flood**  
CAST ALUMINUM

**Accent**  
CAST ALUMINUM

**Specifications**

Category	Model	Power	Beam Angle	Beam Diameter	Mounting
Compact Flood	CF100	100W	120°	10"	NU
Compact Flood	CF200	200W	120°	10"	NU
Compact Flood	CF300	300W	120°	10"	NU
Compact Flood	CF400	400W	120°	10"	NU
Compact Flood	CF500	500W	120°	10"	NU
Compact Flood	CF600	600W	120°	10"	NU
Compact Flood	CF700	700W	120°	10"	NU
Compact Flood	CF800	800W	120°	10"	NU
Compact Flood	CF900	900W	120°	10"	NU
Compact Flood	CF1000	1000W	120°	10"	NU

**Specifications**

Category	Model	Power	Beam Angle	Beam Diameter	Mounting
Accent	AC100	100W	120°	10"	NU
Accent	AC200	200W	120°	10"	NU
Accent	AC300	300W	120°	10"	NU
Accent	AC400	400W	120°	10"	NU
Accent	AC500	500W	120°	10"	NU
Accent	AC600	600W	120°	10"	NU
Accent	AC700	700W	120° <td 10"	NU	
Accent	AC800	800W	120°	10"	NU
Accent	AC900	900W	120°	10"	NU
Accent	AC1000	1000W	120°	10"	NU

• SCHEMATIC - NOT FOR CONSTRUCTION USE  
• ALL CALCULATIONS ARE APPROXIMATE

DATE: 10-17-98  
PROJECT #: 98001

Existing wall previously approved by the DR Board



# **Stipulations for Case: Portales Del Sol Retention Basin Wall 119-DR-1998#2**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the wall elevations submitted by Dave Wood, Planning & Development Consultants dated of November 12, 2003 by City staff.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Dave Wood, Planning & Development Consultants dated of November 12, 2003 by City staff.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan previously approved in case 119-DR-1998.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. Dooley wall fencing shall not be allowed.
3. All walls shall match the architectural color, materials and finish of the building(s).

### **SITE DESIGN:**

#### **DRB Stipulations**

4. [All pedestrian connections should be coordinated with the Engineering Consultant.]

### **LANDSCAPE DESIGN:**

#### **DRB Stipulations**

5. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
6. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.  
Landscape Lighting (Only if proposed at DRB)

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were 119-DR-1998